

450-acre Estate Hits Market for \$4.7M in Alabama's Black Belt



By **Stephanie Rebman**, *Birmingham Business Journal*

A 450-acre estate has hit the market in Central Alabama.

The estate of a multi-generation conservationist and forest products industry leader is for sale for \$4.7 million on the Dallas and Perry county line.

Ocmulgee Creek Farm not only has acreage, but it also includes a modern plantation-style primary residence which was built in 2001 and blends elements of an English country house with the grand plantation style houses of the South.

Western Red Cedar from British Columbia was used for siding and Brazilian Ipe was used for the porch and decking. Heart pine flooring, recovered from old warehouse beams and river-recovered sunken logs were used for flooring and the grand staircase, the breakfast room ceiling and the library. Heart cypress was used in the kitchen, breakfast room, office and third-floor library.

The home is roughly 9,800 square feet and includes four suite-style bedrooms, a master bedroom on the ground floor as well as an art studio, a dark room, extensive covered porches, fire suppression system,

mature landscaping and fenced gardens. The property includes a manager's house, two guest or tenant houses and a three-fourth-mile private driveway leading to the primary home.

The acreage has 91 acres of pecan orchards, 98 acres of pine hardwood, 126 acres of hardwood along the creek and 98 acres of pasture. There are nearly two miles of frontage along Ocmulgee Creek and 1.2 miles on Mitchell Creek. Three deep wells and two active artesian wells are on the property along with a 1-acre stocked pond with bass and bream.

Additional adjoining acreage may be available for purchase or hunting lease, and the site has a conservation easement.

Jon Kohler & Associates has the listing for the property.

Black Belt properties of this size hit the market on occasion. Fort Deposit Farm in Lowndes County, a 1,100-acre sporting property, was for sale in 2022. Enon Plantation in Bullock County sold for \$8.7 million in 2021.